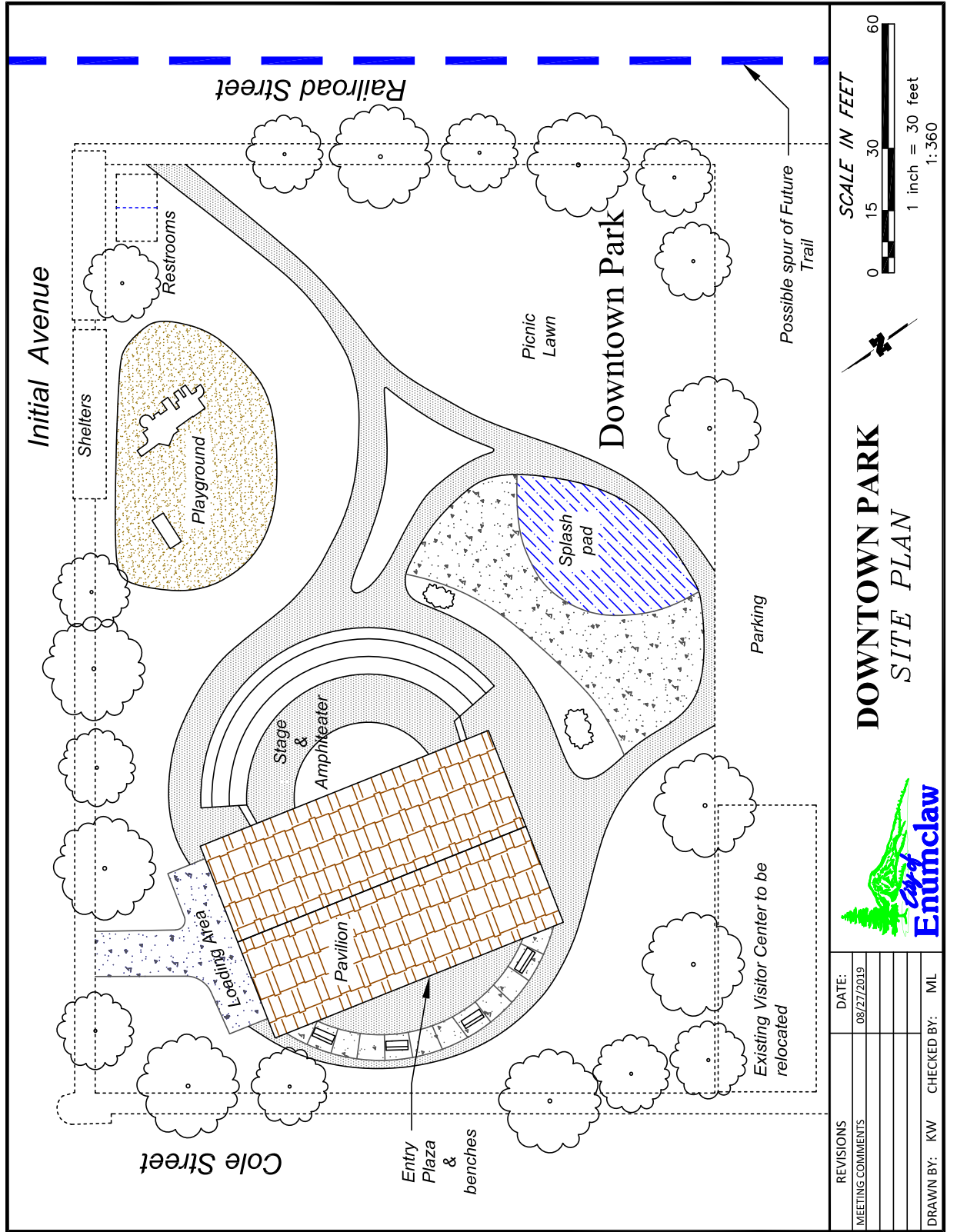


DOWNTOWN PARK



DOWNTOWN PARK SITE PLAN



REVISIONS	DATE:
MEETING COMMENTS	08/27/2019
DRAWN BY: KW	CHECKED BY: ML

Plotted: Aug 27, 2019 - 11:33am kwhlen G:\Plots\FRAMES\Park Dept\Park Site Plans\Downtown\Downtown-Plan-2019.dwg Layout Name: Layout1

CAPITAL PROJECT RECOMMENDATIONS

LOCATION: Cole Street & Initial Avenue

TYPE: Neighborhood Park

ACREAGE: .75

DESCRIPTION:

Downtown Park would be the center for activity in the retail area. Situated next to a hotel and among the retail shops and restaurants, it is a perfect site to attract and retain activity in the community's downtown. The development of this site includes a pavilion, plaza area/amphitheater, children's playground, splash pad, lawn areas, and walking paths.

CAPITAL PROJECTS:

Downtown Park (Capacity and Non-Capacity Increasing)				
Item	Unit of Measure	Units	Unit \$	Total
Pavilion	EA	1	\$600,000	\$600,000
Plaza/Amphitheater	EA	1	\$70,000	\$70,000
Splash Pad	EA	1	\$120,000	\$120,000
Playground	EA	1	\$40,000	\$40,000
Lawn/Landscaping	EA	1	\$100,000	\$100,000

DRAFT FINDINGS AND CONCLUSIONS:

Title 15 outlines the findings required to approve comprehensive plan amendments/code amendments. EMC section 15.32.038 outlines three general requirements and six consistency statements to be used when evaluating the merits of the proposals.

1. The amendment will not result in development that will adversely affect the public health, safety and general welfare.

Staff response: Staff and the Planning Commission find that the inclusion of a new park within the downtown will not adversely affect the public health, safety and general welfare. The park will attract citizens to the downtown for recreation and patronize local businesses.

2. The amendment is based upon new information that was not available at the time of adoption of the comprehensive plan, or that circumstances have changed since the adoption of the plan that warrant an amendment to the plan.

Staff response: Staff and the Planning Commission find that circumstances have changed as the city plans on utilizing this underutilized property for the purposes of a downtown park.

3. The amendment[s] is consistent with other goals and policies of the comprehensive plan, and that the amendment will maintain concurrency between the land use, transportation, and capital facilities element of the plan.

Staff response: Staff and the Planning Commission find that the proposal is consistent with the goals and policies within the Comprehensive Plan:

Goal LU – 9: Revitalize Downtown with a mix of uses including housing, employment, public amenities, community activities, shops and restaurants that attract residents and tourists and support Downtown businesses.

9.6 Redevelop underutilized City-owned downtown properties with mixed use may including housing, employment, retail, educational and public amenities such as a downtown park and event space to create a synergy of activity and fill the gaps created by empty blocks.

This amendment will help improve concurrency within the Comprehensive Plan. The Park Master plan shows a deficiency within “Neighborhood Parks” and this would help achieve the proper level of service for that type of park.

15.38.038(B):

1. The amendment[s] should address an existing, significant need for a public necessity or convenience.

Staff response: Staff and the Planning Commission find that the inclusion of the park will help address the need for additional Neighborhood Parks developed within the city.

2. The amendment[s] should be in the public’s best interest.

Staff response: Staff and the Planning Commission find that the amendment will be in the public's best interest.

3. The amendment should be compatible with all adjacent comprehensive plan and zoning map designations.

Staff response: The proposal is a permitted use within the land use designation and the zoning designation that is in the plan currently. This would change the use of the site from a parking lot to City Park with amenities.

4. The amendment should be compatible with all elements of the comprehensive plan and zoning code.

Staff response: Staff and the Planning Commission find that the inclusion of the park is compatible with all elements of the existing land use map designation and zoning map.

5. The amendment[s] should be compatible with and should not adversely impact related ordinances, regulations and development standards.

Staff response: Staff and the Planning Commission find that the proposal will not adversely impact related ordinances, regulations and development standards.

6. The amendment should not adversely impact the health, safety and general welfare of the public; the city design; development interests; neighborhoods; environmentally sensitive areas; and historic areas.

Staff response: Staff and the Planning Commission find that the proposal will not adversely impact the health, safety and general welfare of the public, city design, development interests; neighborhoods; environmentally sensitive areas or historic areas. The park will redevelop park property within the downtown that will attract citizens to the downtown area.